



City of Greenville Planning Commission
Meeting Minutes
Greenville Convention Center, Room 102
4:00 PM, August 19, 2021
Meeting Notice Posted August 4, 2021

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on December 31, 2021 via the Greenville City Website. In addition, the Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

Minutes prepared by Sharon Key and Ross Zelenske

Commissioners Present

Diane Eldridge, Mike Martinez, Jeff Randolph, Derek Enderlin, Trey Gardner and Meg Terry

Commissioners Absent

None

Staff Present

Assistant City Manager Shannon Lavrin, Associate Development Planner Jordan Harris, City Attorney Mike Pitts, Community Planner Monique Mattison (virtual), Development Planner Matt Lonnerstater, Development Planner Ross Zelenske, Interim City Engineer Clint Link, Landscape Architect Hannah Slyce, Planning Administrator Courtney Powell, Planning and Development Services Director Jonathan B. Graham, Planning Intern Sophia Brennan, Principal Development Planner Kristopher Kurjiaka, Principal Landscape Architect Edward Kinney, Senior Development Planner Austin Rutherford, Strategic Communications Administrator MJ Simpson (virtual)

Call to Order

Chairwoman Meg Terry called the meeting to order at 4:03 PM. Chairwoman Terry provided normal beginning procedures for Commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Commissioner Jeff Randolph moved to approve minutes as proposed for the following meetings. Commissioner Diane Eldridge seconded the motion, and the minutes were unanimously approved.

- July 13, 2021 Workshop
- July 15, 2021 Public Hearing

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received. Staff noted that two applications had requested deferral.

Acceptance of Agenda

Commissioner Derek Enderlin motioned to approve, Commissioner Trey Gardner seconded the motion. The motion passed unanimously. Commissioner Derek Enderlin motioned to approve the agenda with removal of previous items, Commissioner Trey Gardner seconded the motion. The motion passed unanimously.

Conflicts of Interest

- None

OLD BUSINESS

A. FDP-21-216 *Application deferred to the September 16, 2021*

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at **HOWE ST AND HAYNIE ST** for 179 apartment units ("ParkSouth") (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

- No discussion as the applicant requested to defer the application.

B. MD-21-506 *Application deferred to the September 16, 2021*

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.92 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units ("Mayberry Village") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

- No discussion as the applicant requested to defer the application.

NEW BUSINESS

A. AX-4-2021

Application by Reid Hipp for **ANNEXATION** and **REZONE** of 0.28 acre located at **PROSPERITY AVENUE AND PLANTATION ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0367000111800, 0367000111900)

Staff report presented by Development Planner Ross Zelenske

- Development Planner Ross Zelenske read through the staff report.

Commission Questions to Staff

- None

Applicant Presentation

- Reid Hipp, PO Box 391, speaks as the applicant. He offers to answer any questions.

Public comments

- None

Commission Discussion

- None

***Motion: Commissioner Derek Enderlin moved to recommend approval with staff comments for AX-4-2021. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0 vote.**

B. AX-5-2021

Application by SeamonWhiteside for **ANNEXATION** and **REZONE** of 0.03 acre located at **1007 HAMPTON AVENUE** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville (TM# 0026000300900)

Staff report presented by Development Planner Ross Zelenske

- Development Planner Ross Zelenske read through the staff report.

Commission Questions to Staff

- None

Applicant Presentation

- Steven Cohen, 214 North Main Street, speaks as the applicant. He explains the reasoning for the multiple housing and presents himself for questions.

Public comments

- None

Commission Discussion

- None

***Motion: Commissioner Trey Gardner moved to recommend approval with staff comments of AX-5-2021. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0.**

C. SD-19-011M

Application by Shouse Development Corp LLC for a **SUBDIVISION MAJOR MODIFICATION** of 1.16 acre located at **207 ANDERSON STREET** from 1 lot to 9 lots ("West End Townes") (TM# 0082000201200)

Staff report presented by Principal Development Planner Kris Kurjiaka

- Principal Development Planner Kris Kurjiaka read through the staff report.

Commission Questions to Staff

- Commissioner Derek Enderlin asks if there is a way to do a T-turn around and save the green space?
 - Principal Development Planner Kris Kurjiaka responds.
 - Planning and Development Services Director Jay Graham responds the turnaround meets the fire code, but not the city code
- Commissioner Jeff Randolph asks if it would require a revision to the ordinance to allow that? And can the Commission request that be reviewed?
 - Jay Graham responds yes and explains why it is not a good working order for community.
- Commissioner Randolph responds with concerns on stormwater with the more asphalt and on-street parking.
 - Jay Graham replies that there is no on street parking allowed
 - Commissioner Derek Enderlin discuss the green spaces.
- Commissioner Mike Martinez asks about a solution with grass pavers.
 - Jay Graham says grass pavers would be overrun and that would be a potential solution.

Applicant Presentation

- Coleman Shouse, 119 Jones Avenue, presents as the applicant. He states that this process has been frustrating. He speaks about the cul-de-sac condition and the standards/codes that govern it. He notes that the cul-de-sac is the only thing allowed to cure a dead-end street in the City of Greenville. He states the fire code does not require a cul-de-sac. He asked for an alternative to the cul-de-sac and was told there is none. There are no parking areas or traffic issues. He shows examples of hammer heads found within the city limits on a slide show and asks how those were permitted. He states that a hammer head on this property is the best solution.
 - Commissioner Jeff Randolph asks to see the slide with the subdivision comparing the hammer head and cul-de-sac.
 - Commissioner Mike Martinez discusses the land area needed for the hammer head compared to the cul-de-sac.
 - Coleman Shouse discusses the number of trees that would be saved given the limited amount of area the hammer head takes up.

Public comments

- None

Commission Discussion

- Chairwoman Meg Terry asks staff if the Commission has the ability to approve a hammer head?
 - City Attorney Mike Pitts responds that under the current regulations, the Commission does not.
- Interim Engineering Supervisor Clink Link discusses the challenges to make all of the requirements associated with the zoning, building, fire and engineering codes mesh and work together. He states that the cul-de-sac is the city's minimum standard. He confirms that the hammer head would be acceptable to the Fire Marshal. He states that it was his opinion that the cul-de-sac is a better street design and that's why it is the city's standard. He noted that the city doesn't want the trash trucks and FedEx trucks to always have to do a three-point turn to get out of the street. He stated that unfortunately a person in the city was run over and killed after a trash truck performed a three-point turn a few years

ago and that this would help prevent that type of incident from occurring again. He stated aside from the loss of green space, this is the best option.

- Chairwoman Terry asked Clint to respond to the examples in the city the applicant presented that have hammer head turn arounds.
 - Clint Link discusses a few of the examples and notes that many are actually driveways and not roads.
 - Planning and Development Services Director Jay Graham further elaborates on the driveways and the differences.
- Chairwoman Terry asks that if the project was turned 90 degrees so that all of the houses fronted the existing street and that the applicant proposed a drive that accessed the back of the houses, then they could do a hammer head?
 - Staff responds that yes, that would be possible.
- Commissioner Diane Eldridge asks about an example on Stone Avenue as well as how trash pickup is handled.
 - Commissioner Randolph states that its private collection for multifamily.
 - Clint Link states that a Sutera trash system was used in the example and other areas that may have has topographical challenges that provided for those turn arounds.
- Commissioner Mike Martinez asks if the Fire Department comments were for the hammer head design or the cul-de-sac design.
 - Principal Development Planner Kris Kurjiaka says the comments were based on the hammer head turn around submitted.
- Chairwoman Terry discusses unless the street can be designed as a driveway, there's no other options.

***Motion: Commissioner Jeff Randolph moved to approve SD-19-011M with staff comments and conditions. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 6-0. Commissioner Randolph and Chairwoman Terry commented after the vote that the alternatives to a cul-de-sac should be studied further moving forward.**

D. SD-21-577

Application by Niyonu McDowell Wharton for a **SUBDIVISION** of 0.238 acre located at **801 PENDLETON STREET** from 1 lot to 4 lots (TM# 0078000402300)

Staff report presented by Principal Development Planner Kris Kurjiaka

- Principal Development Planner Kris Kurjiaka read through the staff report.

Commission Questions to Staff

- None

Applicant Presentation

- Nikki Wharton, applicant, offers to answer any questions.

Public comments

- None

Commission Discussion

- None

***Motion: Commissioner Derek Enderlin moved to recommend SD-21-577 for approval with staff comments. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0.**

OTHER BUSINESS

A. Staff Update

- West End Small Area Plan
 - Senior Development Planner Austin Rutherford provides an update.
- Land Management Ordinance Update
 - Principal Development Planner Kris Kurjiaka provides an update.

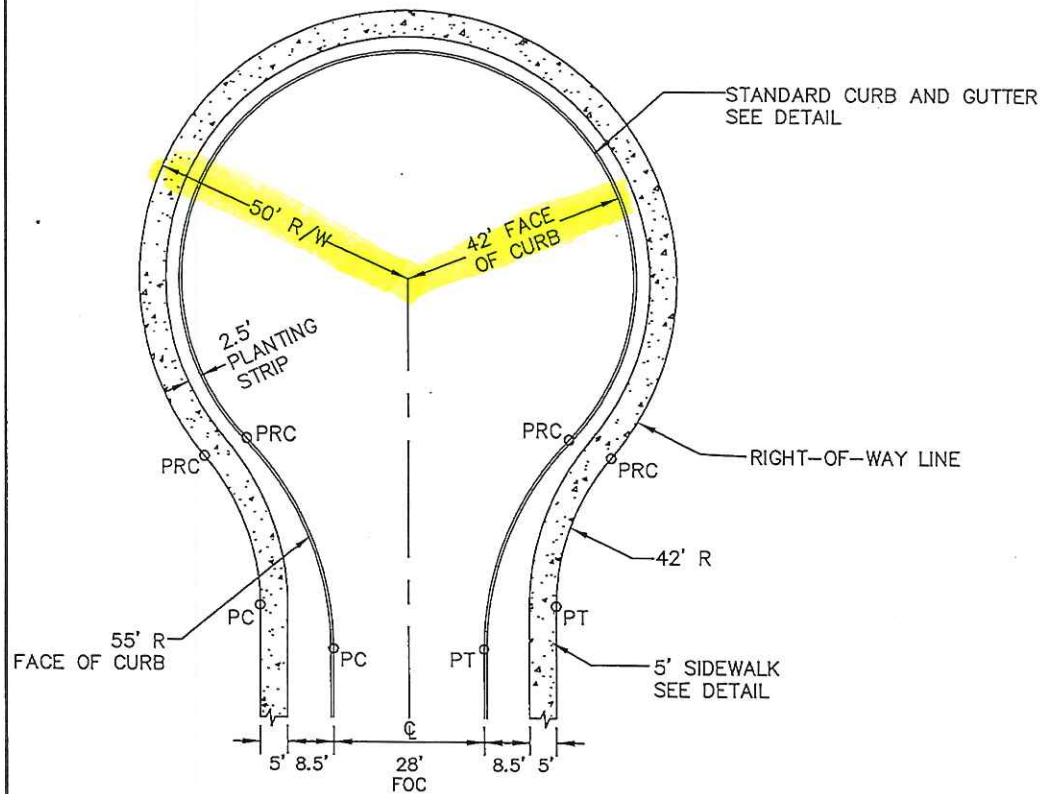
B. Upcoming Dates:

September 9, 2021 – PC Special Called Workshop
September 14, 2021 – PC Workshop
September 16, 2021 – PC Public Hearing

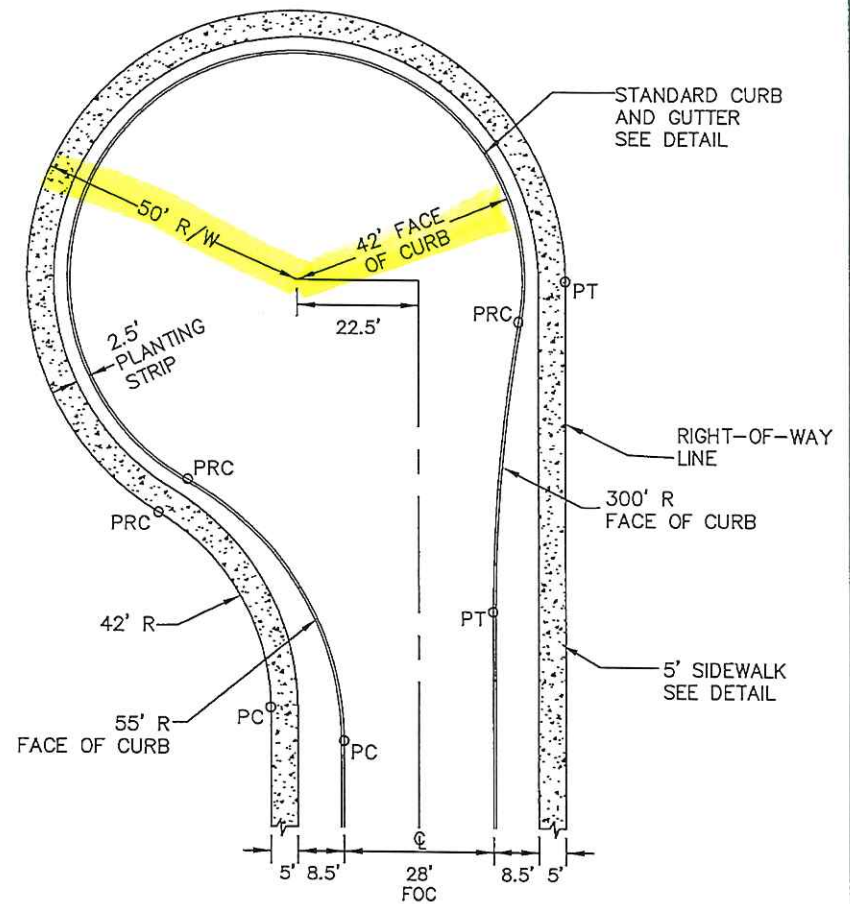
Adjourned at 5:03 PM

19-6.7.2 Access Standards

(F) Dead-end street. Dead-end streets are prohibited unless determined by the decision-making body to be necessary due to topography, environmental constraints, property configuration/shape, property accessibility, and compatibility with adjacent land uses. If determined to be necessary, a turnaround shall be provided conforming to the requirements of the design and specifications manual. When a development includes a dead-end street intended for future continuation, the developer shall provide and maintain a temporary turnaround within the right-of-way.



STANDARD CUL-DE-SAC



ASYMMETRICAL CUL-DE-SAC

NOTE

1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING THOSE WITH ISLANDS, SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

2. WHEN A CENTER ISLAND IS PROPOSED, THE DESIGN ENGINEER SHALL APPLY A TURNING TEMPLATE USING THE APPROPRIATE DESIGN VEHICLE AND SHALL SUBMIT A PLAN CLEARLY SHOWING THE COMPLETE WHEEL PATH AROUND THE ISLAND.

2. THE PAVEMENT CROWN SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.

3. REFER TO CITY OF GREENVILLE STREET DESIGN MATRIX FOR APPLICABILITY.

 city of
greenville
ENGINEERING DIVISION

CUL-DE-SAC

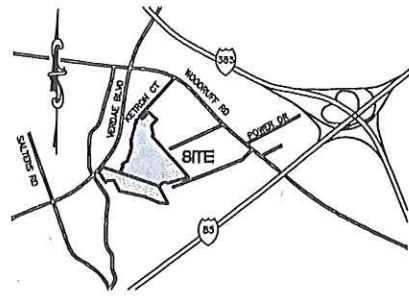
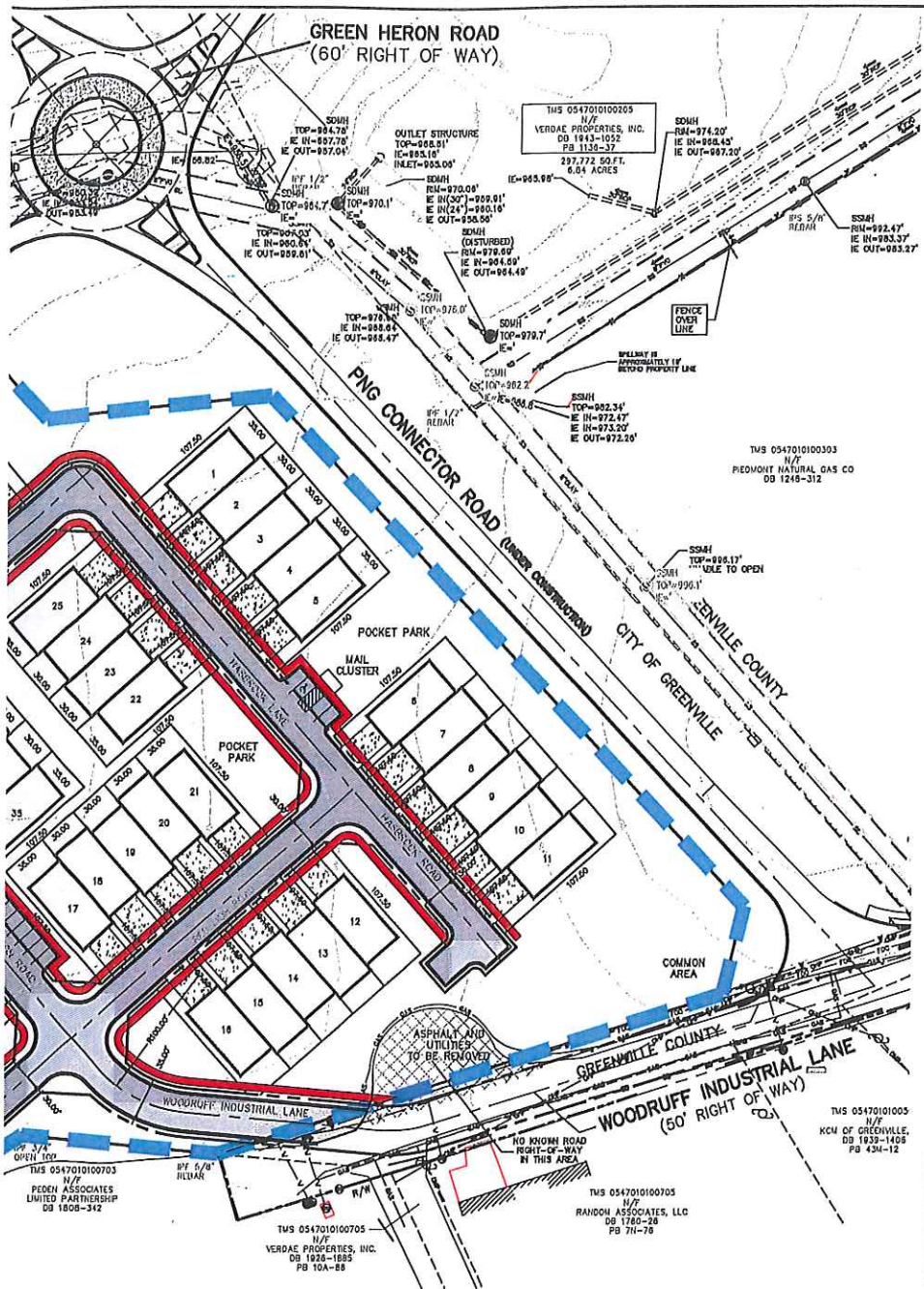
DATE APPROVED: AUG. 2008

OFFICE OF THE CITY ENGINEER: *Philip B. Lindsey*

SCALE:
NO SCALE

DETAIL:

10:08



LOCATION MAP



VERSION DATE
04-11-19

*Dwayne Cooper
says this is plat
approved by PC*

www.lshomes.com

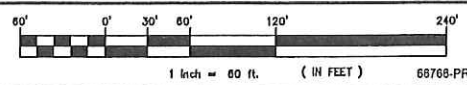
PRELIMINARY

HAMILTON TOWNES

SHOUSE DEVELOPMENT CORP. LLC
3101 S. HIGHWAY 14 - SUITE 2
GREENVILLE, SC 29615
(864) 676-6071
OWNER

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
(864) 271-4924 FAX (864) 233-0315
SURVEYOR/ENGINEER

NO. OF ACRES: 10.10
MILES OF NEW ROAD: 0.68
NO. OF LOTS: 91
DATE: 4-11-19
CURRENT ZONING: S-1

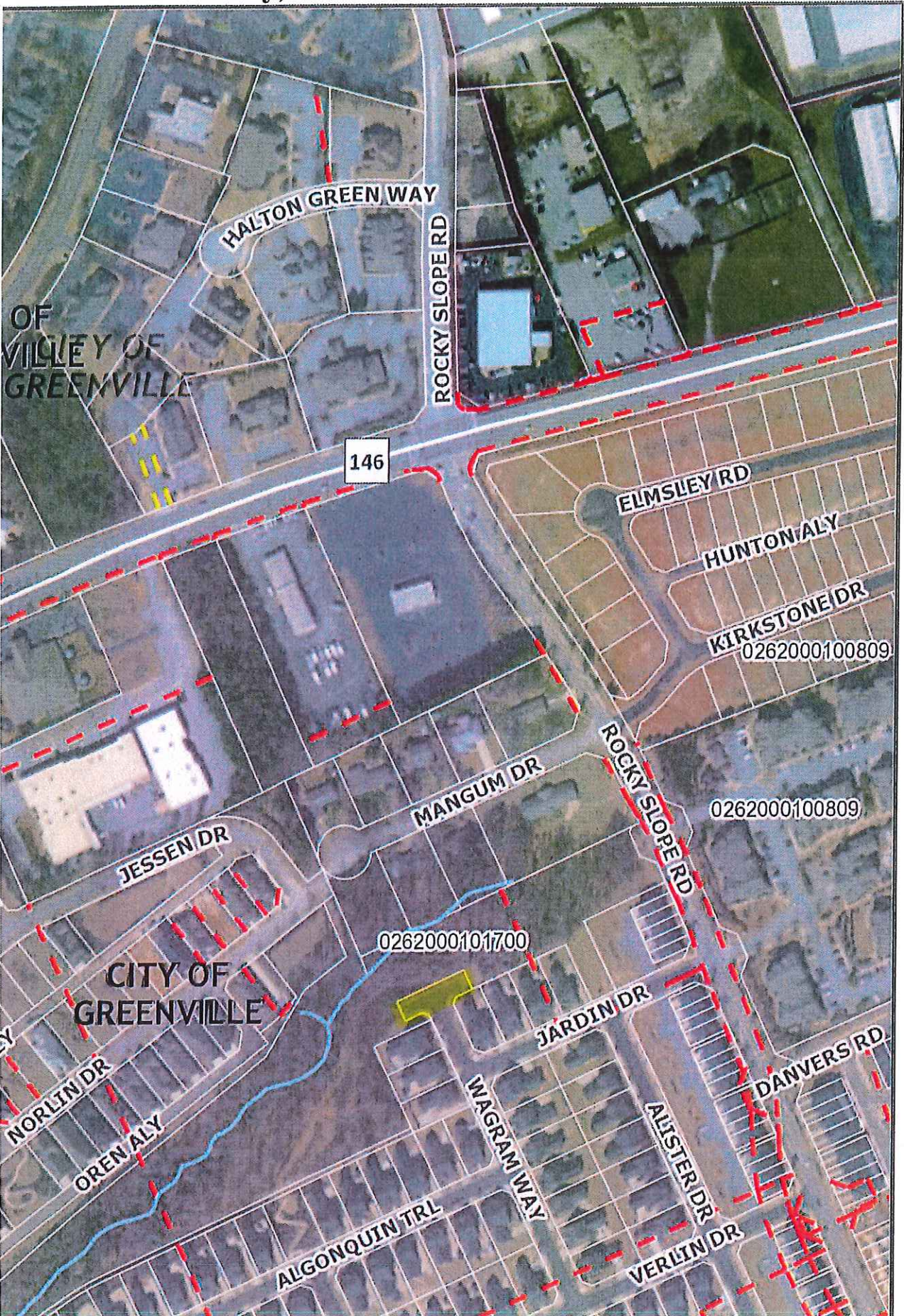


GREENVILLE, 467-4476
130
XS, 235-5844
SYSTEM, 241-6100
3
ATIONS, 877-9683

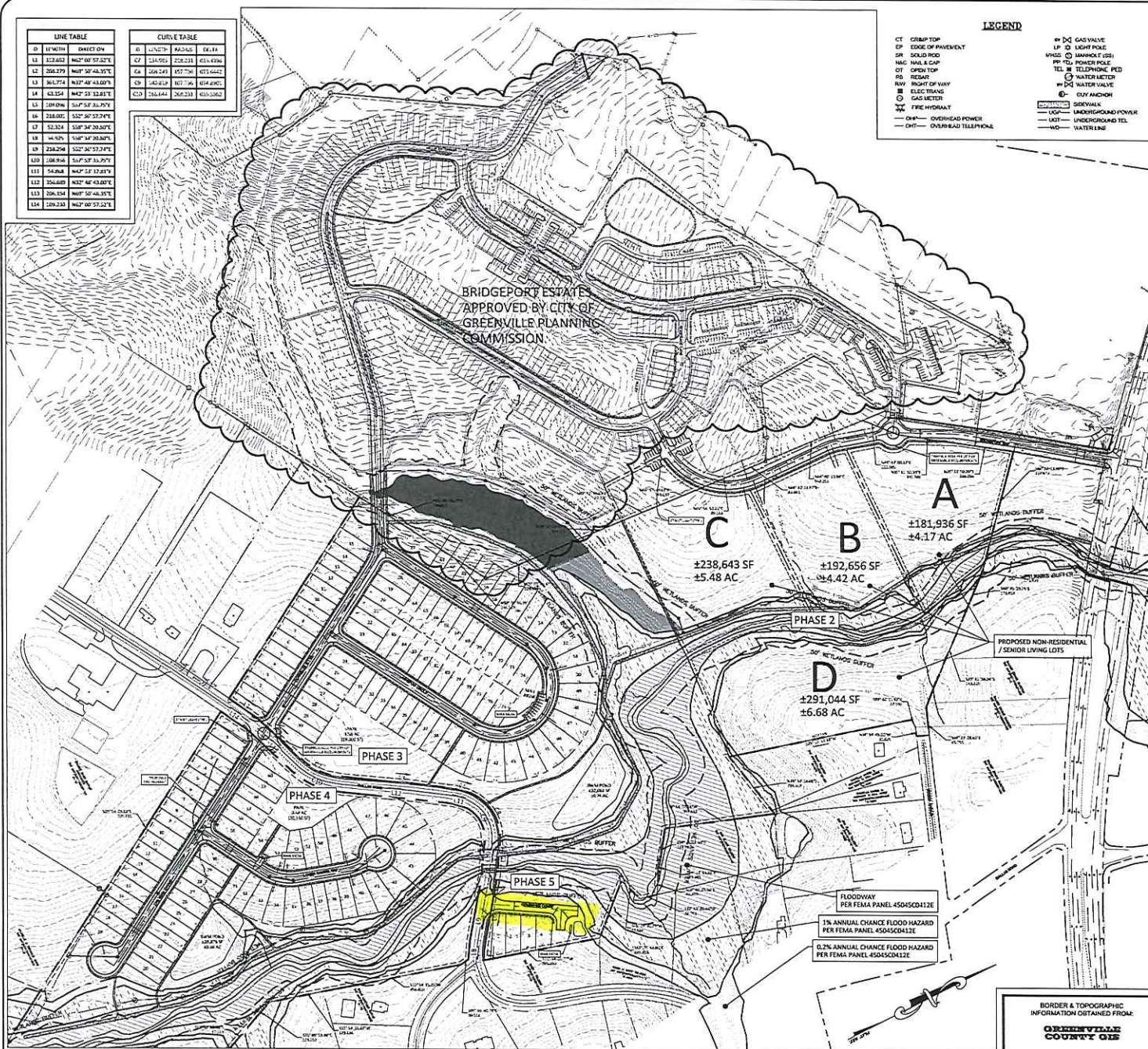
- NOTES**
- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
 - PROPOSED ROADS TO BE PRIVATE AND USE TOWNHOME OPTION 2 EXCEPT WOODRUFF INDUSTRIAL DRIVE/GREEN HERON ROAD WHICH WILL USE TOWNHOME OPTION 3.
 - ALL ROADS WILL HAVE ROLL CURB AND GUTTER.
 - TYPICAL LOT AREA FOR END UNIT - 3,762.5 SF
TYPICAL LOT AREA FOR INTERIOR UNIT - 3,225 SF
 - THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
 - THIS LAYOUT WAS PREPARED WITH A REAL SURVEY BY THIS FIRM.
 - ALL COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO	DATE	DESCRIPTION	BY
2	4-11-19	REVISED PER CITY	DKT
1	3-25-19	REVISED PER CITY	DKT

Greenville County, SC

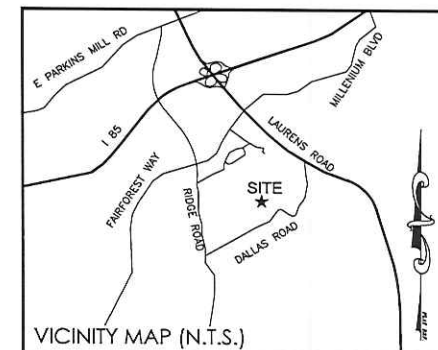


LINE TABLE			CURVE TABLE		
#	LINE#	DIRECTION	#	LINE#	BEFORE
1	122,662	WEST 08° 52' 24"E	1	121,671	52,211
2	122,663	WEST 08° 52' 24"E	2	121,672	52,212
3	122,664	WEST 08° 52' 24"E	3	121,673	52,213
4	122,665	WEST 08° 52' 24"E	4	121,674	52,214
5	122,666	WEST 08° 52' 24"E	5	121,675	52,215
6	122,667	WEST 08° 52' 24"E	6	121,676	52,216
7	122,668	WEST 08° 52' 24"E	7	121,677	52,217
8	122,669	WEST 08° 52' 24"E	8	121,678	52,218
9	122,670	WEST 08° 52' 24"E	9	121,679	52,219
10	122,671	WEST 08° 52' 24"E	10	121,680	52,220
11	122,672	WEST 08° 52' 24"E	11	121,681	52,221
12	122,673	WEST 08° 52' 24"E	12	121,682	52,222
13	122,674	WEST 08° 52' 24"E	13	121,683	52,223
14	122,675	WEST 08° 52' 24"E	14	121,684	52,224
15	122,676	WEST 08° 52' 24"E	15	121,685	52,225
16	122,677	WEST 08° 52' 24"E	16	121,686	52,226
17	122,678	WEST 08° 52' 24"E	17	121,687	52,227
18	122,679	WEST 08° 52' 24"E	18	121,688	52,228
19	122,680	WEST 08° 52' 24"E	19	121,689	52,229
20	122,681	WEST 08° 52' 24"E	20	121,690	52,230
21	122,682	WEST 08° 52' 24"E	21	121,691	52,231
22	122,683	WEST 08° 52' 24"E	22	121,692	52,232
23	122,684	WEST 08° 52' 24"E	23	121,693	52,233
24	122,685	WEST 08° 52' 24"E	24	121,694	52,234
25	122,686	WEST 08° 52' 24"E	25	121,695	52,235
26	122,687	WEST 08° 52' 24"E	26	121,696	52,236
27	122,688	WEST 08° 52' 24"E	27	121,697	52,237
28	122,689	WEST 08° 52' 24"E	28	121,698	52,238
29	122,690	WEST 08° 52' 24"E	29	121,699	52,239
30	122,691	WEST 08° 52' 24"E	30	121,700	52,240
31	122,692	WEST 08° 52' 24"E	31	121,701	52,241
32	122,693	WEST 08° 52' 24"E	32	121,702	52,242
33	122,694	WEST 08° 52' 24"E	33	121,703	52,243
34	122,695	WEST 08° 52' 24"E	34	121,704	52,244
35	122,696	WEST 08° 52' 24"E	35	121,705	52,245
36	122,697	WEST 08° 52' 24"E	36	121,706	52,246
37	122,698	WEST 08° 52' 24"E	37	121,707	52,247
38	122,699	WEST 08° 52' 24"E	38	121,708	52,248
39	122,700	WEST 08° 52' 24"E	39	121,709	52,249
40	122,701	WEST 08° 52' 24"E	40	121,710	52,250
41	122,702	WEST 08° 52' 24"E	41	121,711	52,251
42	122,703	WEST 08° 52' 24"E	42	121,712	52,252
43	122,704	WEST 08° 52' 24"E	43	121,713	52,253
44	122,705	WEST 08° 52' 24"E	44	121,714	52,254
45	122,706	WEST 08° 52' 24"E	45	121,715	52,255
46	122,707	WEST 08° 52' 24"E	46	121,716	52,256
47	122,708	WEST 08° 52' 24"E	47	121,717	52,257
48	122,709	WEST 08° 52' 24"E	48	121,718	52,258
49	122,710	WEST 08° 52' 24"E	49	121,719	52,259
50	122,711	WEST 08° 52' 24"E	50	121,720	52,260
51	122,712	WEST 08° 52' 24"E	51	121,721	52,261
52	122,713	WEST 08° 52' 24"E	52	121,722	52,262
53	122,714	WEST 08° 52' 24"E	53	121,723	52,263
54	122,715	WEST 08° 52' 24"E	54	121,724	52,264
55	122,716	WEST 08° 52' 24"E	55	121,725	52,265
56	122,717	WEST 08° 52' 24"E	56	121,726	52,266
57	122,718	WEST 08° 52' 24"E	57	121,727	52,267
58	122,719	WEST 08° 52' 24"E	58	121,728	52,268
59	122,720	WEST 08° 52' 24"E	59	121,729	52,269
60	122,721	WEST 08° 52' 24"E	60	121,730	52,270
61	122,722	WEST 08° 52' 24"E	61	121,731	52,271
62	122,723	WEST 08° 52' 24"E	62	121,732	52,272
63	122,724	WEST 08° 52' 24"E	63	121,733	52,273
64	122,725	WEST 08° 52' 24"E	64	121,734	52,274
65	122,726	WEST 08° 52' 24"E	65	121,735	52,275
66	122,727	WEST 08° 52' 24"E	66	121,736	52,276
67	122,728	WEST 08° 52' 24"E	67	121,737	52,277
68	122,729	WEST 08° 52' 24"E	68	121,738	52,278
69	122,730	WEST 08° 52' 24"E	69	121,739	52,279
70	122,731	WEST 08° 52' 24"E	70	121,740	52,280
71	122,732	WEST 08° 52' 24"E	71	121,741	52,281
72	122,733	WEST 08° 52' 24"E	72	121,742	52,282
73	122,734	WEST 08° 52' 24"E	73	121,743	52,283
74	122,735	WEST 08° 52' 24"E	74	121,744	52,284
75	122,736	WEST 08° 52' 24"E	75	121,745	52,285
76	122,737	WEST 08° 52' 24"E	76	121,746	52,286
77	122,738	WEST 08° 52' 24"E	77	121,747	52,287
78	122,739	WEST 08° 52' 24"E	78	121,748	52,288
79	122,740	WEST 08° 52' 24"E	79	121,749	52,289
80	122,741	WEST 08° 52' 24"E	80	121,750	52,290
81	122,742	WEST 08° 52' 24"E	81	121,751	52,291
82	122,743	WEST 08° 52' 24"E	82	121,752	52,292
83	122,744	WEST 08° 52' 24"E	83	121,753	52,293
84	122,745	WEST 08° 52' 24"E	84	121,754	52,294
85	122,746	WEST 08° 52' 24"E	85	121,755	52,295
86	122,747	WEST 08° 52' 24"E	86	121,756	52,296
87	122,748	WEST 08° 52' 24"E	87	121,757	52,297
88	122,749	WEST 08° 52' 24"E	88	121,758	52,298
89	122,750	WEST 08° 52' 24"E	89	121,759	52,299
90	122,751	WEST 08° 52' 24"E	90	121,760	52,300
91	122,752	WEST 08° 52' 24"E	91	121,761	52,301
92	122,753	WEST 08° 52' 24"E	92	121,762	52,302
93	122,754	WEST 08° 52' 24"E	93	121,763	52,303
94	122,755	WEST 08° 52' 24"E	94	121,764	52,304
95	122,756	WEST 08° 52' 24"E	95	121,765	52,305
96	122,757	WEST 08° 52' 24"E	96	121,766	52,306
97	122,758	WEST 08° 52' 24"E	97	121,767	52,307
98	122,759	WEST 08° 52' 24"E	98	121,768	52,308
99	122,760	WEST 08° 52' 24"E	99	121,769	52,309
100	122,761	WEST 08° 52' 24"E	100	121,770	52,310
101	122,762	WEST 08° 52' 24"E	101	121,771	52,311
102	122,763	WEST 08° 52' 24"E	102	121,772	52,312
103	122,764	WEST 08° 52' 24"E	103	121,773	52,313
104	122,765	WEST 08° 52' 24"E	104	121,774	52,314
105	122,766	WEST 08° 52' 24"E	105	121,775	52,315
106	122,767	WEST 08° 52' 24"E	106	121,776	52,316
107	122,768	WEST 08° 52' 24"E	107	121,777	52,317
108	122,769	WEST 08° 52' 24"E	108	121,778	52,318
109	122,770	WEST 08° 52' 24"E	109	121,779	52,319
110	122,771	WEST 08° 52' 24"E	110	121,780	52,320
111	122,772	WEST 08° 52' 24"E	111	121,781	52,321
112	122,773	WEST 08° 52' 24"E	112	121,782	52,322
113	122,774	WEST 08° 52' 24"E	113	121,783	52,323
114	122,775	WEST 08° 52' 24"E	114	121,784	52,324
115	122,776	WEST 08° 52' 24"E	115	121,785	52,325
116	122,777	WEST 08° 52' 24"E	116	121,786	52,326
117	122,778	WEST 08° 52' 24"E	117	121,787	52,327
118	122,779	WEST 08° 52' 24"E	118	121,788	52,328
119	122,780	WEST 08° 52' 24"E	119	121,789	52,329
120	122,781	WEST 08° 52' 24"E	120	121,790	52,330
121	122,782	WEST 08° 52' 24"E	121	121,791	52,331
122	122,783	WEST 08° 52' 24"E	122	121,792	52,332
123	122,784	WEST 08° 52' 24"E	123	121,793	52,333
124	122,785	WEST 08° 52' 24"E	124	121,794	52,334
125	122,786	WEST 08° 52' 24"E	125	121,795	52,335
126	122,787	WEST 08° 52' 24"E	126	121,796	52,336
127	122,788	WEST 08° 52' 24"E	127	121,797	52,337
128	122,789	WEST 08° 52' 24"E	128	121,798	52,338
129	122,790	WEST 08° 52' 24"E	129	121,799	52,339
130	122,791	WEST 08° 52' 24"E	130	121,800	52,340
131	122,792	WEST 08° 52' 24"E	131	121,801	52,341
132	122,793	WEST 08° 52' 24"E	132	121,802	52,342
133	122,794	WEST 08° 52' 24"E	133	121,803	52,343
134	122,795	WEST 08° 52' 24"E	134	121,804	52,344
135	122,796	WEST 08° 52' 24"E	135	121,805	52,345
136	122,797	WEST 08° 52' 24"E	136	121,806	52,346
137	122,798	WEST 08° 52' 24"E	137	121,807	52,347
138	122,799	WEST 08° 52' 24"E	138	121,808	52,348
139	122,800	WEST 08° 52' 24"E	139	121,809	52,349
140	122,801	WEST 08° 52' 24"E	140	121,810	52,350
141	122,802	WEST 08° 52' 24"E	141	121,811	52,351
142	122,803	WEST 08° 52' 24"E	142	121,812	52,352
143	122,804	WEST 08° 52' 24"E	143	121,813	52,353
144	122,805	WEST 08° 52' 24"E	144	121,814	52,354
145	122,806	WEST 08° 52' 24"E	145	121,815	52,355
146	122,807	WEST 08° 52' 24"E	146	121,816	52,356
147	122,808	WEST 08° 52' 24"E	147	121,817	52,357
148	122,809	WEST 08° 52' 24"E	148	121,818	52,358
149	122,810	WEST 08° 52' 24"E	149	121,819	52,359
150	122,811	WEST 08° 52' 24"E	150	121,820	52,360
151	122,812	WEST 08° 52' 24"E	151	121,821	52,361
152	122,813	WEST 08° 52' 24"E	152	121,822	52,362
153	122,814	WEST 08° 52' 24"E	153	121,823	52,363
154	122,815	WEST 08° 52' 24"E	154	121,824	52,364
155	122,816	WEST 08° 52' 24"E	155	121,825	52,365
156	122,817	WEST 08° 52' 24"E	156	121,826	52,366
157	122,818	WEST 08° 52' 24"E	157	121,827	52,367
158	122,819	WEST 08° 52' 24"E	158	121,828	52,368
159	122,820	WEST 08° 52' 24"E	159	121,829	52,369
160	122,821	WEST 08° 52' 24"E	160	121,830	52,370
161	122,822	WEST 08° 52' 24"E	161	121,831	52,371
162	122,823	WEST 08° 52' 24"E	162	121,832	52,372
163	122,824	WEST 08° 52' 24"E	163	121,833	52,373
164	122,825	WEST 08° 52' 24"E	164	121,834	52,374
165	122,826	WEST 08° 52' 24"E	165	121,835	52,375
166	122,827	WEST 08° 52' 24"E	166	121,836	52,376
167	122,828	WEST 08° 52' 24"E	167		



LEGEND

- | | | | |
|-----|--------------------|-----|--------------|
| CT | CRIMP TOP | GV | GAS VALVE |
| EP | EDGE OF PAVEMENT | LX | LIGHT POLE |
| SP | SOLID ROAD | MM | MANHOLE (SS) |
| NAC | NAIL & CAP | PH | POWER POLE |
| OT | OPEN TOP | TEL | TELEPHONE |
| RD | REDAR | W | WATER METER |
| RAW | RIGHT OF WAY | WV | WATER VALVE |
| E | ELECTRIC | Y | CLAY ANCHOR |
| FT | FIRE TRUCK | | |
| HT | OVERHEAD TELEPHONE | | |
| CHT | OVERHEAD HIGHWAY | | |



GENERAL NOTES

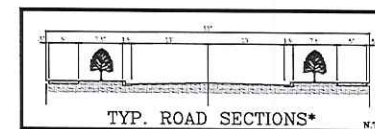
1. NAME OF SUBDIVISION: BRIDGEPORT ESTATES PH-2-S
2. SITE IS BASED ON BOUNDARY: TOP, CREEK AND WEST AND GREENVILLE GUL
3. MATTER PROVIDED BY GREENVILLE WATER SYSTEM.
4. POWER FOR THE PROJECTS BY CITY OF GREENVILLE.
5. FLOODPLAIN ON SITE BASED ON GREENVILLE GUL.
6. SUBDIVISION WILL HAVE SEWERAGE TROUGH OUT SITE AS SHOWN.
7. ALL ROADS TO HAVE CURBS AND GUTTER AND ARE TO BE 5-1/2' PER CITY OF GREENVILLE.
8. STANDARDS OF LOCAL RESIDENTIAL STREET 120' AND LOCAL LOW VOLUME STREET 100' UNLESS OTHERWISE NOTED.

SITE ANALYSIS

TAX MAP NUMBER	MD1002010150
ZONING	S-
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
TOTAL ACREAGE	±1.87 AC
PROPOSED SINGLE FAMILY LOTS	14
PROPOSED NON-RESIDENTIAL / SENIOR HOUSING LOTS	

PROPERTY TABLE

TAX MAP NUMBER	OWNER	ACERAGE
M010020101500	MICHIGAN AGRI-CHEMICAL, INC.	#81.13 AC
PART OF M011020203602	NETTIE S. ALLEN	#0.77 AC



* CURB LAWN MAY BE REDUCED TO 4' WHERE APPROVED BY STAFF

Preliminary Plat

BRIDGEPORT ESTATES PH 2-5

STEVE McNAIR
SOUTHERN STATE RESOURCES
7900-D STEVENS MILL ROAD, SUITE 201
MATTHEWS, NC 28104
DEVELOPER

JAMES D. McCUTCHEN, III
DAVIS & FLOYD, INC.
184 MILNSTONE WAY, SUITE 200
GREENVILLE, NC 28610
ENGINEER

No. ACRES: ±81.90
LOTS: 153

LINEAR FEET OF NEW ROAD.: ±6,724 L.F.
DATE: 03/16/20

DAVIS & FLOYD

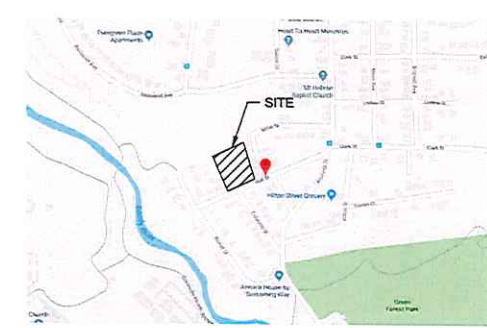
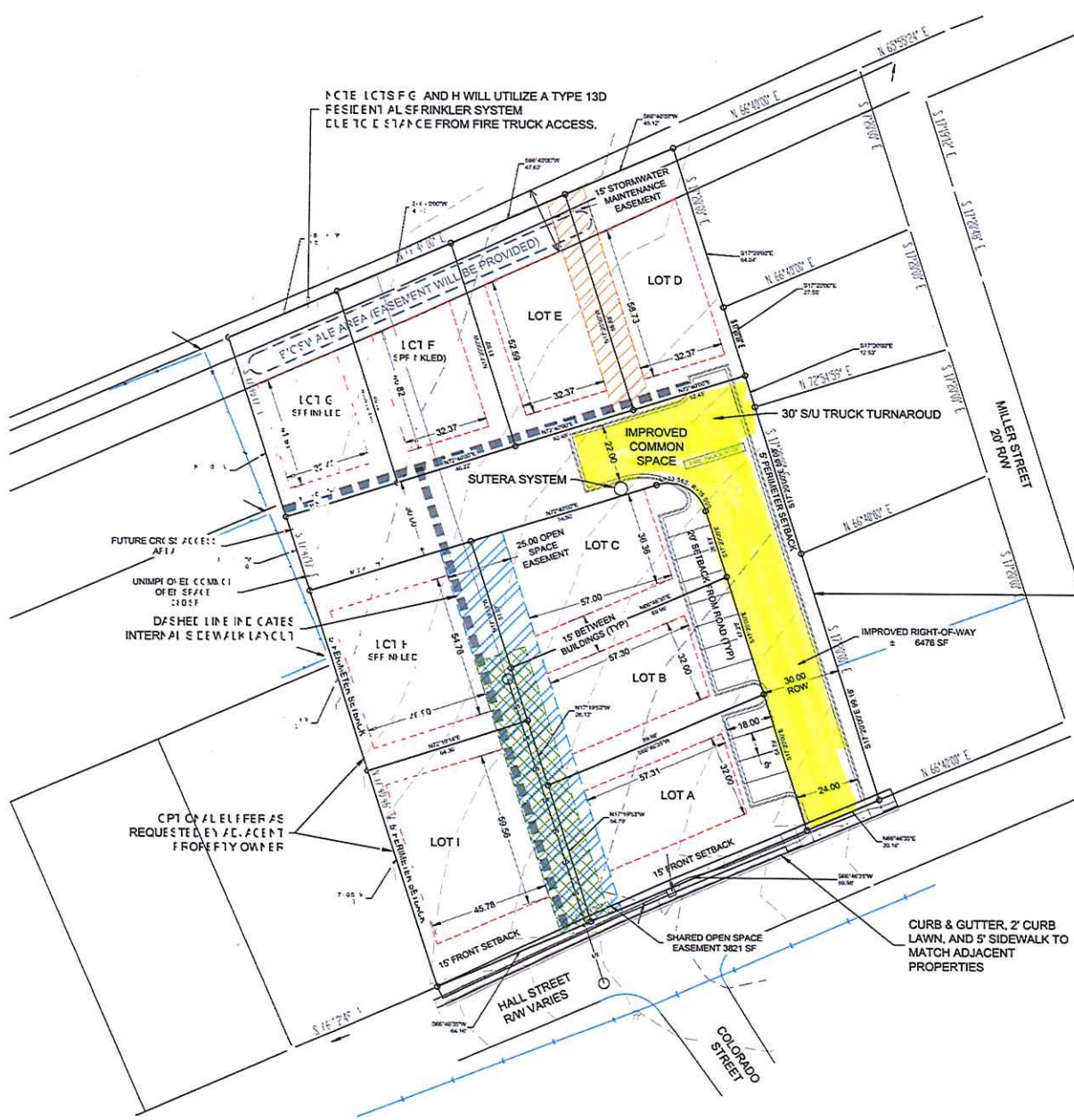
SINCE 1954

[illegible]

GRAPHIC SCALE



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
501 WINDY PARK BOULEVARD SUITE 200 MOUNT PLEASANT, SC 29524 | 501 INDIAN STREET SUITE 501 GREENVILLE, SC 29601
COPYRIGHT © SEAMON WHITE & ASSOCIATES, INC.



EASEMENT LEGEND:

- STORMWATER MAINTENANCE EASEMENT
- SEWER EASEMENT
- OPEN SPACE EASEMENT

DEVELOPMENT SUMMARY:

SITE AREA: 1.04 Acres
TMS: 0201000102701
0201000102702

ZONING: RM-1
UNITS/AC: 10 ALLOWED
MIN LOT WIDTH: 0'

SETBACKS:
FRONT: 10' FROM COMMON SPACE, 20' FROM ROAD
SIDE: 0' ONE SIDE
15' OTHER SIDE
REAR: 0'

12 PARKING SPACES REQ'D
(1 per unit + 1 per 4 for guests)

OPEN SPACE: 30% REQUIRED
1.04 Ac x 30% = 13,590 Req'd
13,677 Provided

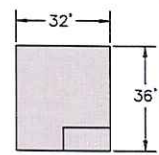
CENTRAL GREEN @ 375 SF PER DWELLING x 9 UNITS
= 3375 SF REQ'D
= 3821 SF PROVIDED

PERIMETER BUFFER WILL BE A MIXTURE OF EVERGREEN HEDGE AND ± 4' STAGGERED WOODEN SLOTTED FENCE TO MEET THE INTENT OF THE COTTAGE ORDINANCE

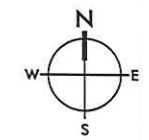
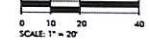
SEWER NOTE:

LOTS D-G WILL TIE TO THE EXISTING SEWER MAIN IN THE REAR OF THE SITE WITH SERVICE LINES.

LOTS A, B, C, H & I WILL TIE TO THE EXISTING SEWER MAIN IN HALL STREET THROUGH A SEWER MAIN EXTENSION THROUGH THE OPEN SPACE EASEMENT.



TYPICAL UNIT
(DIMENSIONS ARE APPROXIMATE AND MAY VARY)



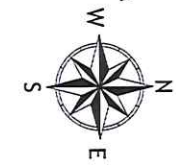
MOUNT PLEASANT, SC 29524-1607
GREENVILLE, SC 29601-0034
SUMMERVILLE, SC 29584-1607
SPARTANBURG, SC 29584-1604
CHARLOTTE, NC 28212-5400
WWW.SWWHITE.COM



HALL STREET COTTAGES
CITY OF GREENVILLE, SOUTH CAROLINA

SW PROJECT:	0202
DATE:	12/16
DRAWN BY:	W
CHECKED BY:	C
REVISION HISTORY	
PRELIMINARY PLAT	

SITE DATA
 TOTAL AREA: 3.43 ACRES
 TOTAL UNITS: 7 UNITS



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING LINE
 - STORM DRAIN
 - WETLAND BUFFER
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - WATER MANHOLE
 - DRAINAGE MANHOLE (EXISTING)
 - DRAINAGE MANHOLE (PROPOSED)
 - CATCH BASIN (EXISTING)
 - CATCH BASIN (PROPOSED)
 - HEADWALL (PROPOSED)
 - FLARED END PIPE (PROPOSED)
 - STORM DRAINAGE PIPE (EXISTING)
 - STORM DRAINAGE PIPE (PROPOSED)
 - SANITARY SENDER LINE (EXISTING)
 - SANITARY SENDER LINE (PROPOSED)
 - SANITARY SENDER MANHOLE (EXISTING)
 - SANITARY SENDER MANHOLE (PROPOSED)
 - WATER LINE (EXISTING)
 - WATER LINE (PROPOSED)
 - GAS LINE (EXISTING)
 - GAS LINE (PROPOSED)
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC LINE (EXISTING)
 - UNDERGROUND FIBER OPTIC LINE (PROPOSED)
 - UNDERGROUND ELECTRIC (EXISTING)
 - UNDERGROUND ELECTRIC (PROPOSED)
 - OVERHEAD POWER (EXISTING)
 - OVERHEAD POWER (PROPOSED)
 - WATER METER
 - WATER VALVE
 - HYDRANT (EXISTING)
 - HYDRANT (PROPOSED)
 - LIGHT POLE (EXISTING)
 - UTILITY POLE (EXISTING)
 - TRAFFIC SIGNAL POLE
 - BOX
 - TELEPHONE PEDESTAL
 - TRAFFIC SIGNAL BOX
 - IRON PIN-REBAR FOUND

SITE DATA

TAX MAP NO.: 0091010300200
 0091010300300

TOTAL AREA: ±0.43-ACRES

ZONING: O-D

TOTAL UNITS: 7 UNITS

TOTAL ROADWAY: ±169 LF (22'-24" PAVED)

TOTAL PARKING: GARAGES

SETBACKS
 EXTERIOR SETBACK: 5'

N/E PL 0111 C
 TMS# 0091010300501
 N/E PL 0111 C, PAGE 1289
 PLAT BOOK 23 W, PAGE 67
 PLAT BOOK 41 N, PAGE 84

SITE DATA:

OPEN SPACE: ±4,500 SF (24%)
 HARD SPACE: ±13,979 SF (76%)

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

22' WIDE ROAD ROW: 5,158 SF = 0.119 ACRES
 COMBINED AREA: 7,335 SF = 0.354 ACRES



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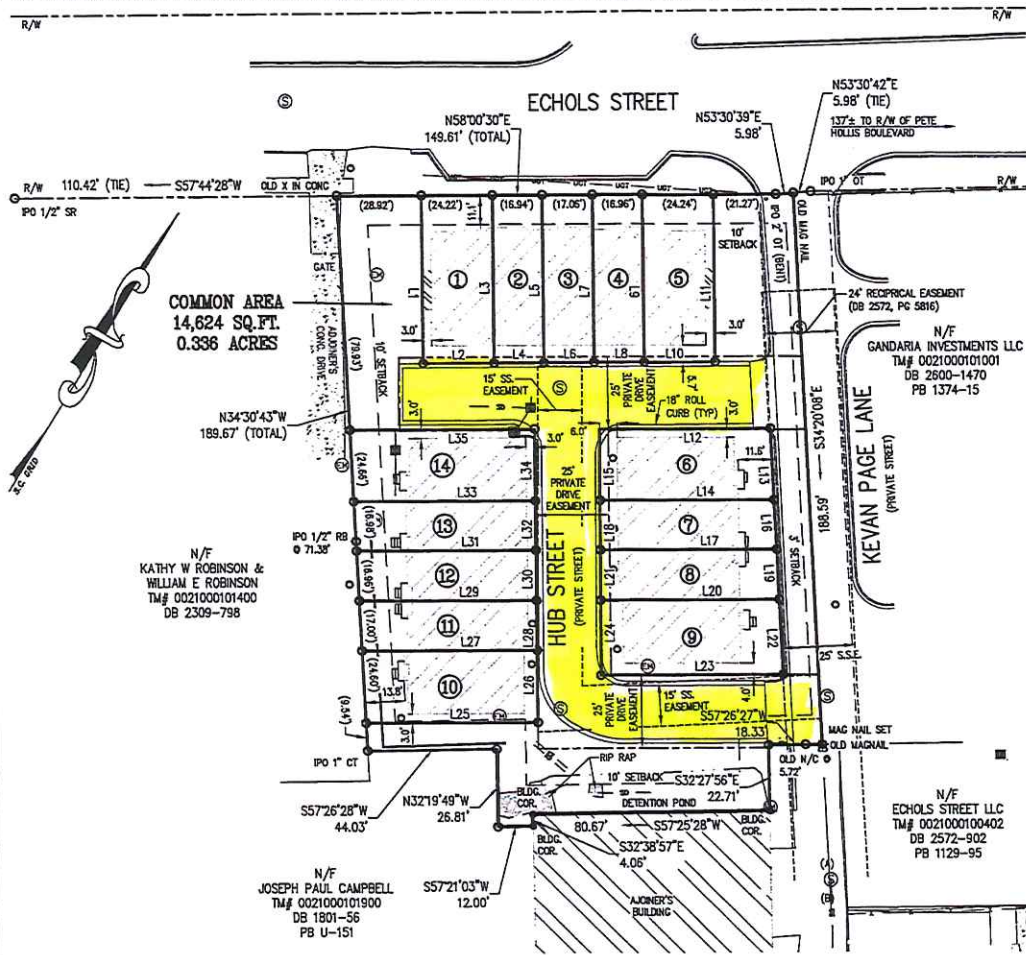
**BRADSHAW
 TOWNHOMES**
 Bradshaw St
 Greenville, SC



DATE	BY	DATE	BY
10/20/2020	LS	10/20/2020	LS
10/20/2020	LS	10/20/2020	LS
10/20/2020	LS	10/20/2020	LS

SITE PLAN
C101

- KEVAN PAGE LANE & HUB STREET SHALL BE PRIVATELY OWNED AND MAINTAINED BY HUB OWNERS ASSOCIATION, LLC. THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- EACH OWNER OF PROPERTY SHOWN ON THIS PLAT IS PROVIDED ACCESS TO A PUBLIC STREET BY THE PRIVATE STREET OR ALLEY SHOWN IN WHICH EACH PROPERTY OWNER HAS A PERPETUAL UNDIVIDED INTEREST OF ACCESS. FURTHER, THIS EASEMENT SHALL PROVIDE INGRESS AND EGRESS TO AGENTS AND EMPLOYEES OF THE CITY OF GREENVILLE FOR THE PURPOSE OF ESTABLISHING, MAINTAINING, REPAIRING, ETC. DESIGNATED PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT AND PROVIDING PUBLIC SERVICES, INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, TO THE PROPERTIES REFLECTED ON THIS PLAT. APPROVAL OF THIS PLAT BY THE CITY OF GREENVILLE THROUGH ITS AUTHORIZED AGENTS DOES NOT CONSTITUTE A REPRESENTATION THAT THE EASEMENT IS ACTUALLY CONSTRUCTED AS SHOWN ON THE PLAT OR THAT THE EASEMENT MEETS THE DESIGN STANDARDS CERTIFIED TO BY THE DESIGN ENGINEER. THE CITY IN ITS SOLE DISCRETION MAY PROHIBIT FURTHER SUBDIVISION OF ANY LOT REFLECTED ON THIS PLAT. THE CITY WILL NOT ACCEPT ANY OFFER OF PUBLIC DEDICATION OF THIS PRIVATE ACCESS WAY UNLESS IT IS DESIGNED AND CONSTRUCTED TO PREVAILING PUBLIC STREET STANDARDS AND 100% OF THE COSTS OF IMPROVEMENTS ARE ASSESSED TO THE LOTS REFLECTED ON THE PLAT.
- ALL LOTS SHALL HAVE INTERNAL ACCESS ONLY FROM HUB STREET. VEHICULAR ACCESS TO THESE LOTS SHALL BE PROHIBITED FROM ECHOLS STREET.
- A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN HAS BEEN APPROVED FOR THIS SUBDIVISION AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- THE STORM DRAIN SYSTEM, STORMWATER DETENTION SYSTEM AND ANY ASSOCIATED DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HUB OWNERS ASSOCIATION, LLC. THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES.
- ALL STREET TREES AND LANDSCAPING WILL BE OWNED AND MAINTAINED BY THE HUB OWNERS ASSOCIATION, LLC. THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HUB TOWNHOMES AS RECORDED AT THE GREENVILLE COUNTY REGISTER OF DEEDS OFFICE.



- NOTES:**
- REFERENCE PLATS: PB 1129, PG 95; PB 19/W, PG 99; PB 36/Y, PG 76
 - TAX MAP #0021000101201, & 0021000101200
 - ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
 - THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 45045C0381E, DATED AUGUST 18, 2014.
 - IPS 1/2" RB AT ALL CORNERS UNLESS NOTED OTHERWISE.

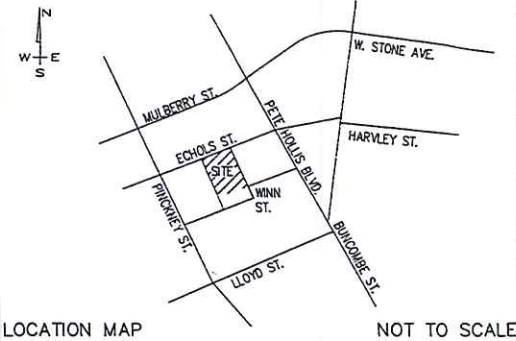
S190131 FINAL

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

2021040679
PLAT/LOT Book: PL 1334 Page: 0651 - 0651 1 Pgs
April 27, 2021 12:57:29 PM
Reo: \$25.00
FILED IN GREENVILLE COUNTY, SC

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N31°59'46"W	57.30	L26	S31°59'30"E	24.62
L2	S57°52'18"W	24.15	L27	S58°05'39"W	59.80
L3	N31°55'48"W	57.24	L28	S31°59'30"E	16.92
L4	S57°52'18"W	16.99	L29	S58°09'35"W	60.54
L5	N31°58'53"W	57.20	L30	S31°59'30"E	17.03
L6	S57°52'18"W	17.02	L31	S58°05'02"W	61.29
L7	N31°56'43"W	57.16	L32	S31°59'30"E	16.99
L8	S57°52'18"W	17.05	L33	S58°03'04"W	62.04
L9	N32°02'05"W	57.12	L34	S31°59'30"E	24.68
L10	S57°52'18"W	24.14	L35	S58°00'16"W	63.12
L11	N31°55'53"W	57.06			
L12	N58°00'06"E	58.10			
L13	N34°20'08"W	24.62			
L14	N58°00'25"E	59.25			
L15	S31°39'55"E	24.59			
L16	N34°20'08"W	17.04			
L17	N58°02'52"E	60.05			
L18	S31°39'55"E	16.98			
L19	N34°20'08"W	17.01			
L20	N57°58'55"E	60.84			
L21	S31°39'55"E	17.06			
L22	N34°20'08"W	25.57			
L23	N58°00'30"E	62.03			
L24	S31°39'55"E	25.52			
L25	S58°08'17"W	58.72			

PARCEL TABLE		
PARCEL #	SQ. FT.	ACRES
1	1,385	0.032
2	971	0.022
3	974	0.022
4	971	0.022
6	1,443	0.033
7	1,014	0.023
8	1,029	0.024
9	1,568	0.036
11	1,020	0.023
12	1,035	0.024
13	1,047	0.024
14	1,543	0.035



CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 1 SURVEY AS SPECIFIED THEREIN.

4/23/21
DATE

A. CLAY JONES, P.E.
SIGNED

26210
S.C. REGISTRATION NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT."

DATE 4/23/2021 SIGNED

DATE SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS"

4/26/21
DATE

CITY ENGINEER - CITY OF GREENVILLE

FINAL PLAT
SD 19-042

CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

312 ECHOLS LLC THE HUB TOWNHOMES

NO. OF ACRES: 0.722 MILES OF NEW ROAD: N/A

NO. OF LOTS: 15 CURRENT ZONING: RVD

ERROR OF CLOSURE: 1:10,000

OWNER: 312 ECHOLS LLC
123 WELBORN STREET
GREENVILLE, SOUTH CAROLINA 29601

SCALE	PROPERTY ADDRESS	TAX PAR
1"=30'	312 ECHOLS STREET	0021000101201
DATE 3-9-20		& 0021000101200
		FIELD CREW
		TLH/EM
		BOO



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD GREENVILLE, S.C. 29615
PH: (864) 271-0498
www.sitedesign-inc.com



Appendix D Fire Apparatus Access Roads

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

Section D101 General

D101.1 Scope

Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

Section D102 Required Access

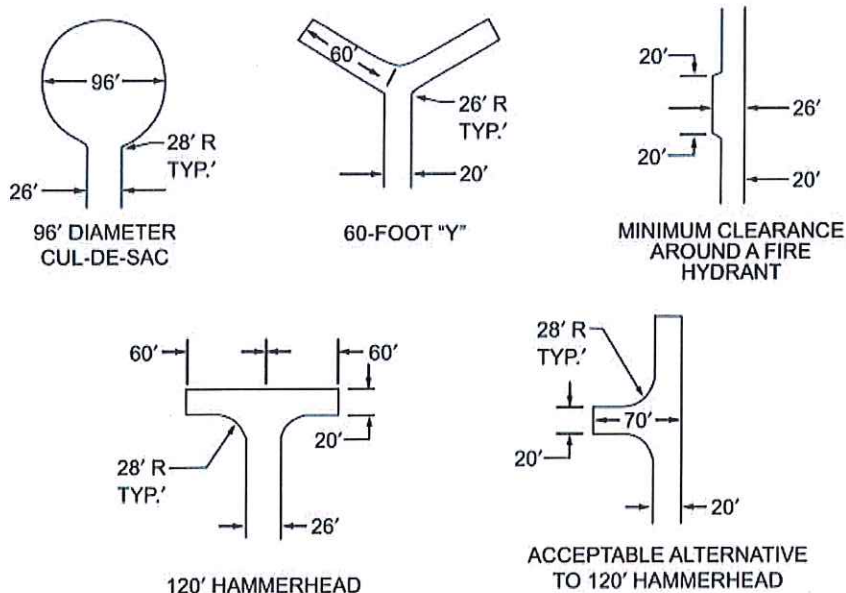
D102.1 Access and Loading

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Section D103 Minimum Specifications

D103.1 Access Road Width With a Hydrant

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1

DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning Radius

The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0—150	20	None required
151—500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501—750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire Apparatus Access Road Gates

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs

Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

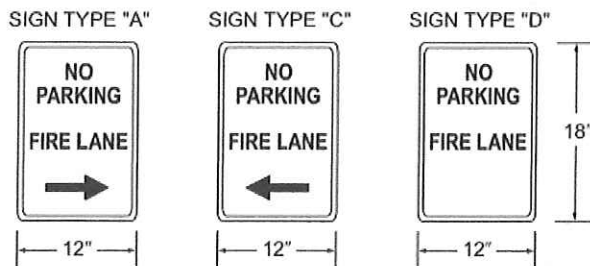


FIGURE D103.6

FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 Feet in Width

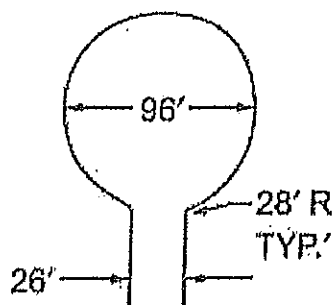
Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

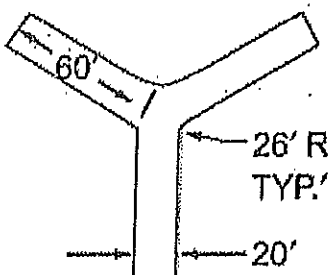
Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

Section D104 Commercial and Industrial Developments

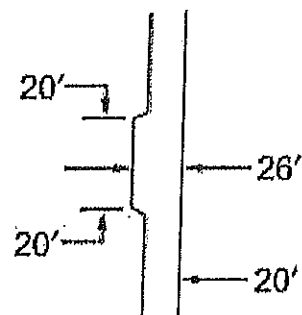
D104.1 Buildings Exceeding Three Stories or 30 Feet in Height



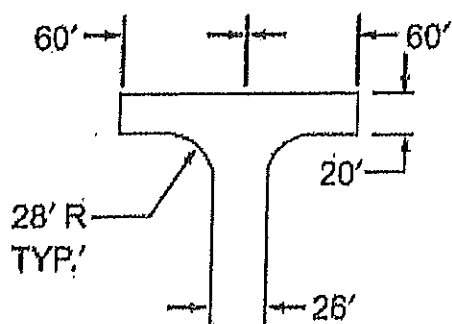
96' DIAMETER
CUL-DE-SAC



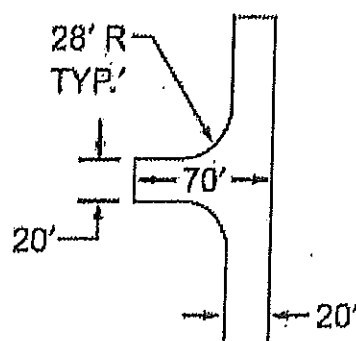
60-FOOT "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



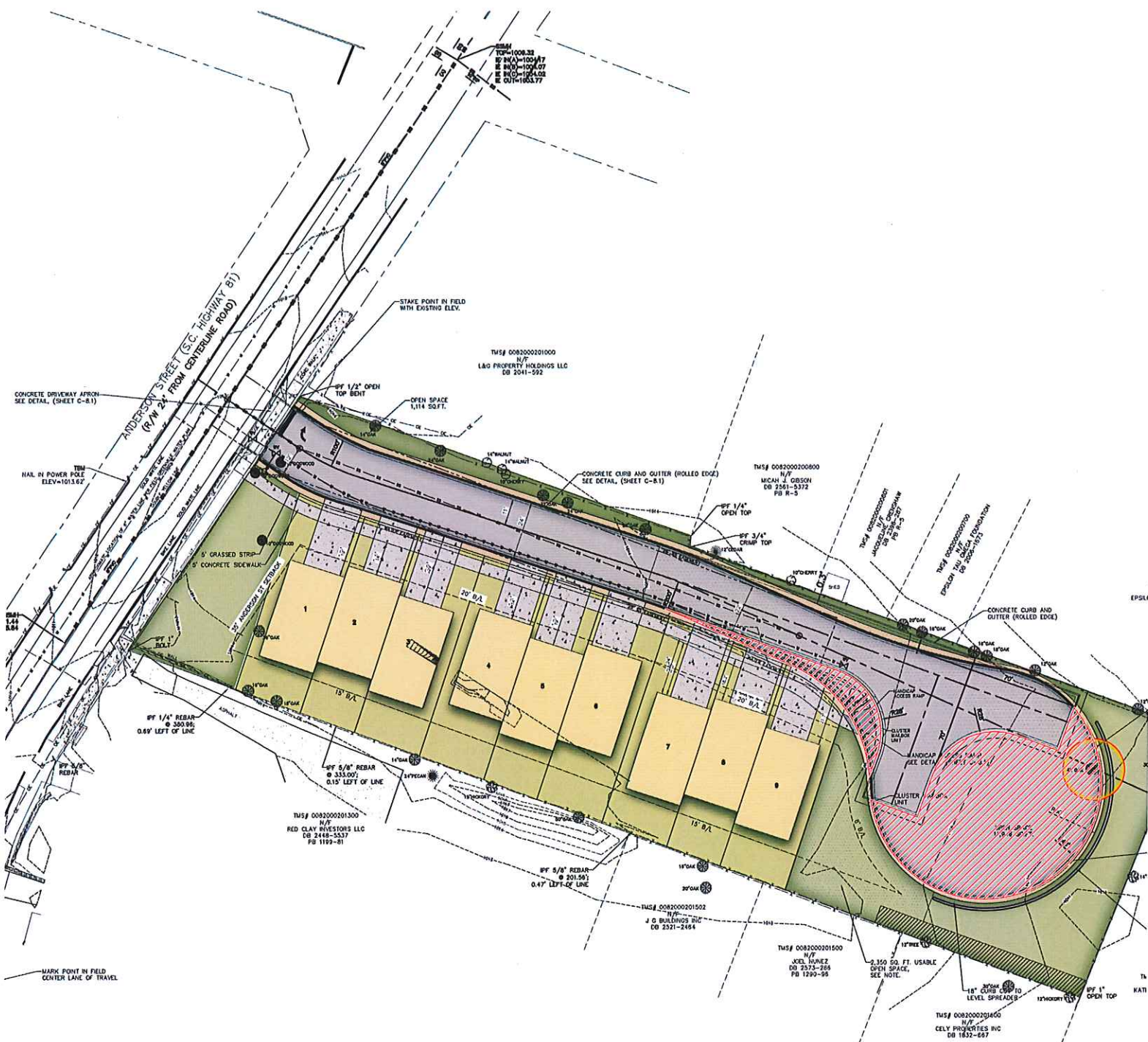
120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0—150	20	None required
151—500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501—750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	



REMEMBER

**OPEN SPACE 16,131 SF VERSUS 11,869 SF
IMPERVIOUS AREA 24, 267 VERSUS 29,069 SF**

**CUL-DE-SAC 9,185 SF
HAMMERHEAD 4,387 SF**

OPORTUNITY TO SAVE 48 INCH OAK TREE

DO NO HARM

Ross Zelenske

From: Larry Barthelemy <LarryB@adcengineering.com>
Sent: Tuesday, July 13, 2021 11:38 AM
To: Ross Zelenske; David Stone; Fred Guthier; Lucy Edder; Shea Obrien; Chris Bernzott
Cc: Jonathan B. Graham; Courtney Powell; Austin Rutherford; Shannon Lavrin; Clint Link; Valerie Holmes
Subject: RE: FDP-21-216 / ParkSouth Application Sufficiency (20238)

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Ross,

On behalf of the Developer, Stone Property Management, we formally request this project to be deferred until the September Planning Commission Meeting.

Thanks.

Larry.

Larry K. Barthelemy, IV, PE, LEED AP
Partner
Civil Engineering



ADC ENGINEERING, INC.
25 WOODS LAKE ROAD
SUITE 210
GREENVILLE, SC 29607
Office 864-751-9121 / Direct 864-751-9122 / Mobile 864-419-6308

From: Ross Zelenske <rzelenske@greenvillesc.gov>
Sent: Thursday, June 24, 2021 11:31 AM
To: David Stone <davejstoneprop@gmail.com>; Fred Guthier <fredg@adcengineering.com>; Larry Barthelemy <LarryB@adcengineering.com>; Lucy Edder <LucyE@adcengineering.com>; Shea Obrien <sheao@narramore.net>; Chris Bernzott <chrisb@narramore.net>
Cc: Jonathan B. Graham <jbgraham@greenvillesc.gov>; Courtney Powell <cdpowell@greenvillesc.gov>; Austin Rutherford <arutherford@greenvillesc.gov>; Shannon Lavrin <slavrin@greenvillesc.gov>; Clint Link <clink@greenvillesc.gov>; Valerie Holmes <vholmes@greenvillesc.gov>
Subject: FDP-21-216 / ParkSouth Application Sufficiency

David and team,

Please see the attached notice of insufficiency regarding your final development plan and multifamily development applications for the ParkSouth (Haynie and Howe) project. Given the comments, your application will not be placed on

the July meeting docket. Please work with Engineering staff to address their comments and provide me with a deferral request, if the application will proceed, but will not be ready for by the August PC deadline.

Regards,



Ross Zelenske

Development Planner | Planning & Development Services

zelenske@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-4251

Ross Zelenske

From: Jamie McCutchen, PE <jmccutchen@davisfloyd.com>
Sent: Thursday, August 12, 2021 4:00 PM
To: Ross Zelenske
Cc: Steve McNair; Patrick McNair
Subject: RE: MD-21-506 Deferral

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Ross,

Sorry for delay – please accept this as confirmation that we want to defer until next month. DP3 & Stanley Martin are revising building elevations based on feedback. We will get these resubmitted as soon as we can.

Thank you,

DAVIS & FLOYD
SINCE 1954

Jamie McCutchen, PE

ASSOCIATE | SENIOR PROJECT MANAGER

164 Milestone Way
Suite 200, Greenville, SC 29615-6623
O. (864) 527-9800 Ext. 4106 | C. (864) 918-3676 | F. (864) 527-9801
E. jmccutchen@davisfloyd.com | www.davisfloyd.com

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From: Ross Zelenske <rzelenske@greenvillesc.gov>
Sent: Thursday, August 12, 2021 3:22 PM
To: Jamie McCutchen, PE <jmccutchen@davisfloyd.com>
Subject: MD-21-506 Deferral

Jamie,

As discussed earlier, I still need written confirmation of the deferral to September PC.

Thanks,



Ross Zelenske

Development Planner | Planning & Development Services

zelenske@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-4251